

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Owner 1:	MCGUIRE AMY			
Owner 2:	FOREST MELINDA			
Owner 3:				
Street 1:	40 PETER TUFTS RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MOSES JAMES B -		
Owner 2:	-		
Street 1:	40 PETER TUFTS RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Vinyl Exterior and 1566 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09750	Total SF/SM:	4247	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	383,186	SpL Credit	Total:	383,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:
USE VALUE:
ASSESSED:

Total Card /
632,400 /
632,400 /
632,400 /

Total Parcel
632,400
632,400
632,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	61630
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4247.000	249,200		383,200	632,400
Total Card	0.098	249,200		383,200	632,400
Total Parcel	0.098	249,200		383,200	632,400
Source: Market Adj Cost	Total Value per SQ unit /Card:			403.83	/Parcel: 403.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,200	0	4,247.	383,200	632,400		Year end	12/23/2021
2021	101	FV	241,400	0	4,247.	383,200	624,600		Year End Roll	12/10/2020
2020	101	FV	241,400	0	4,247.	383,200	624,600	624,600	Year End Roll	12/18/2019
2019	101	FV	199,000	0	4,247.	388,700	587,700	587,700	Year End Roll	1/3/2019
2018	101	FV	207,500	0	4,247.	290,100	497,600	497,600	Year End Roll	12/20/2017
2017	101	FV	207,500	0	4,247.	262,800	470,300	470,300	Year End Roll	1/3/2017
2016	101	FV	207,500	0	4,247.	251,800	459,300	459,300	Year End	1/4/2016
2015	101	FV	195,600	0	4,247.	213,500	409,100	409,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
8/16/2018	MEAS&NOTICE	BS	Barbara S
1/26/2009	Meas/Inspect	345	PATRIOT
3/2/2000	Inspected	276	PATRIOT
2/1/2000	Measured	197	PATRIOT
8/3/1993		TH	

Sign: _____

VERIFICATION OF VISIT NOT DATA __/__/__

Sign:

VERIFICATION OF VISIT NOT DATA

